

Lanelay Terrace, Maesycloed, Pontypridd, CF37 1ER
£200,000



- No Onward Chain
- Well Presented Throughout
- Modern Fitted Kitchen
- Superb Family Home
- Excellent Location
- Detached Garage
- Close To Local Amenities
- Great A470/M4 Access
- EPC Rating B

Description...

James Douglas is delighted to welcome this modern and well presented three bedroom terrace property to the market. Set in the sought after area of Maesycloed, Pontypridd. The perfect first-time-buy, investment or someone looking to upsize. In brief terms the accommodation comprises an entrance hallway, living/dining room and modern kitchen (American fridge/freezer included) all on the ground floor. Upstairs there are three good sized bedrooms and a family bathroom. On the basement level, you have a utility room and separate WC. Mains gas fired central heating (Ideal combi boiler) and UPVC double glazed windows and doors throughout (bar basement level). On-street parking to the front. Steps lead down to a north-east facing, low maintenance rear garden complemented by patio slabs. Access to the utility room, WC and detached garage from the garden. EPC TBC. Council tax band C.

****NO ONWARD CHAIN****

****SOUGHT AFTER LOCATION****

****DETACHED GARAGE TO THE REAR****

Lanelay Terrace, Maesycloed is within walking distance of Pontypridd town centre and a few minutes drive from Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. Lanelay Terrace is within walking distance to the local convenience store and bus stop. The local primary schools are Maes-Y-Coed Primary School & Ysgol G.G. Evan James Primary School with the local high school being Pontypridd High School. There is a useful mainline railway station in Pontypridd town centre. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

****FANTASTIC REAR VIEWS****

****BOARDED LOFT - PRIME FOR OFFICIAL CONVERSION****

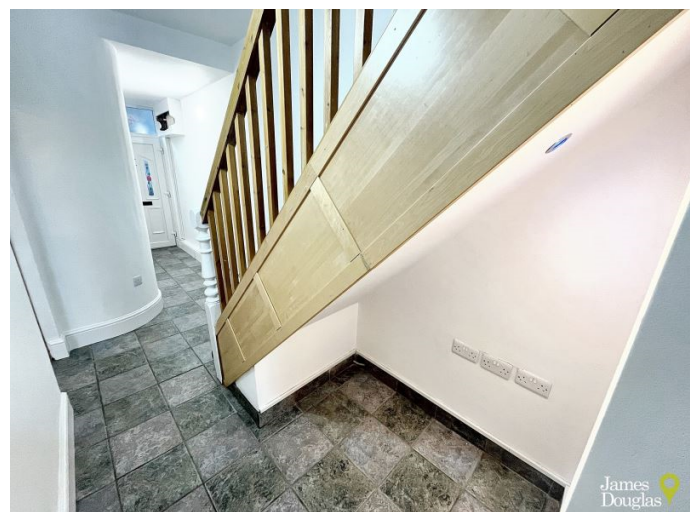
****MODERN AND WELL-PRESENTED THROUGHOUT****

Additional Information

Tenure: Freehold
EPC: TBC
Council Tax Band: C

Accommodation...

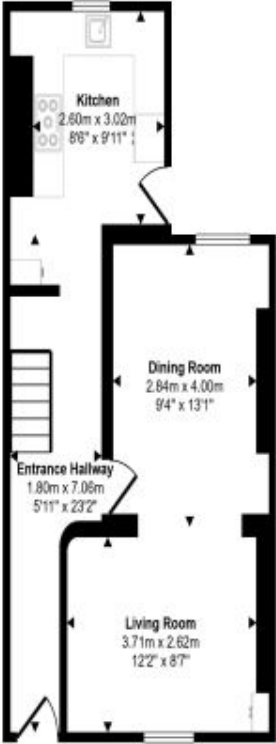
- Entrance Hallway
 - Living/Dining Room
 - Kitchen
 - Landing
 - Bedroom One
 - Bedroom Two
 - Bedroom Three
- Bathroom
 - WC
 - Utility Room
 - Garage
 - Outside
 - Directions



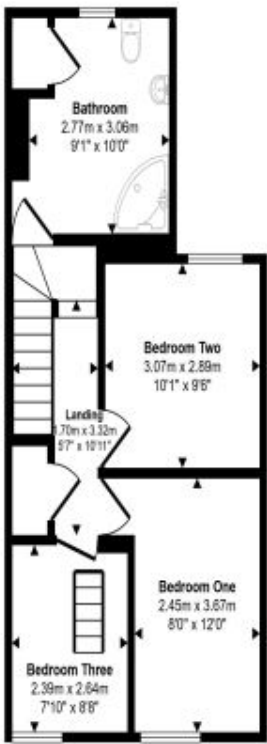


Floorplan

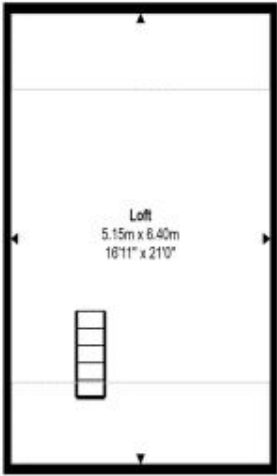
Approx Gross Internal Area
150 sq m / 1616 sq ft



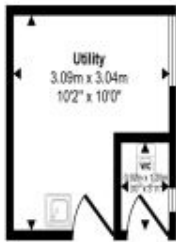
Ground Floor
Approx 45 sq m / 488 sq ft



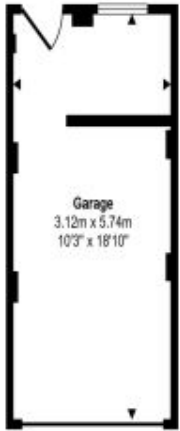
First Floor
Approx 45 sq m / 480 sq ft



Second Floor
Approx 33 sq m / 355 sq ft



Outbuildings
Approx 9 sq m / 100 sq ft



Garage
Approx 18 sq m / 193 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	